

Minutes of Planning and Development Committee

Meeting Date: Thursday, 29 May 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	R Sherras
I Brown	D Taylor
S Carefoot	R Thompson
B Hilton	J White
S Knox	A Yearing
G Mirfin	J White
J Rogerson	

In attendance: Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services and the Senior Planning Officer.

Also in attendance: Councillor M Ranson.

39 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Sayers and M Thomas.

40 MINUTES

The minutes of the meeting held on 10 April 2014 and 8 May 2014 were approved as a correct record and signed by the Chairman.

41 DECLARATIONS OF INTEREST

There were no declarations of interest.

42 PUBLIC PARTICIPATION

There was no public participation other than in relation to Agenda item 10.

43 APPOINTMENT OF WORKING GROUPS

Committee considered the appointments and membership in relation to the Core Strategy Working group, which they confirmed would contain seven Members, five Conservatives, one Liberal Democrat and one Independent.

44 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2014/0071 (GRID REF: SD 374113 440918)
ERECTION OF A CLASS A1 FOODSTORE (GROSS INTERNAL FLOORSPACE 1,520 SQUARE METRES) AND NON-FOOD RETAIL UNIT (GROSS INTERNAL FLOORSPACE 557 SQUARE METRES) TOGETHER WITH ASSOCIATED VEHICULAR ACCESS, CAR PARKING, SERVICING

AREA AND HARD AND SOFT LANDSCAPING AT LAND AT FORMER BARKERS GARDEN CENTRE, WHALLEY ROAD

The Head of Planning Services reported on late items.

That planning permission be GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the amended plans received by the local planning authority on 8th May 2014 and drawing reference numbers:

13009 P108C Site Sections and Elevations
13009 P106E Unit 1 (Aldi) Proposed Elevations
13009 107C Unit 2 Elevations
13009 P103C Proposed Site Plan

REASON: To clarify the permission, which was the subject of agreed amendments.

3. Notwithstanding the submitted details, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority prior to their use in the proposed works. The development shall be carried out in accordance with the approved details prior to the first occupation of the development.

REASON: In the interests of visual amenity, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

4. No part of the development hereby permitted shall be occupied or brought into use until the parking/turning/servicing areas are provided in accordance with the approved plans. The parking/turning/servicing areas shall be retained thereafter at all times when the premises are in use and shall not be used for any purpose other than parking/turning/loading and unloading of vehicles.

REASON: In the interests of highway safety and convenience, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

5. Prior to the first use of the development, a car parking management strategy to include time scales for monitoring and trigger points for management of the

car park shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented in accordance with the approved details on the first occupation of the development. In the event that occupation of the car park cannot be satisfactorily managed to below 90% at peak periods as set out in the approved strategy, a parking management scheme for mitigation measures on the public highway, including time scales for implementation, shall be submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details. REASON: In the interests of highway safety and convenience, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

6. Prior to the commencement of the development, a scheme for the disposal of foul and surface waters, to include provision for surface waters to drain separate to foul and to pass through an oil interceptor, shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

7. No tree felling, vegetation clearance works, site clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless the site has been subject to additional surveys by a competent ecologist, the results of which shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the ecological survey.

REASON: To protect any nesting birds that may be present on the site, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

8. Prior to the commencement of any site works, a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be submitted to and approved in writing by the local planning authority in consultation with specialist advisors. Site works shall be carried out in complete accordance with the survey unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of badgers and in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies

DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

9. The development hereby permitted shall be carried out in complete accordance with the arboricultural report dated 25th September 2013, the arboricultural method statement dated 19th March 2014 and the amended tree protection plan dated 27th March 2014, unless otherwise required by condition of this permission. All trees and hedgerows identified as retained in or adjacent to the application area will be adequately protected during construction, in accordance with BS5837: 2012 Trees in relation to design, demolition and construction or equivalent unless otherwise required by condition of this permission.

REASON: To protect trees and hedges on and adjacent to the site in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

10. Prior to installation of any external lighting, a scheme for the external lighting of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development. External lighting associated with the development shall be directed downwards and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities including trees and hedgerows within or adjacent to the site.

REASON: In the interests of visual and residential amenity and in the interests of protected species, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

11. No site works shall take place unless and until a hard and soft landscaping scheme and scheme for boundary treatment including vegetation and hedgerows to be retained, has been submitted to and approved in writing by the local planning authority. The scheme shall include appropriate surface treatment to reduce tyre squeal and to include the marking out of a pedestrian route within the site. The landscaping scheme shall include the replacement of trees identified for removal at a ratio of at least 3:1. The hard landscaping shall be implemented in accordance with the approved details prior to the first occupation of the development and the soft landscaping shall be implemented in accordance with the approved details in the first planting season following completion of the development and shall be maintained for a period of not less than 5 years to the satisfaction of the local planning authority. This maintenance shall include the replanting of any tree or shrub that dies, becomes diseased or seriously damaged, or is removed with a similar species of the same size as originally planted.

REASON: To ensure the site is satisfactorily landscaped and to ensure adequate provision for pedestrian movement within the site, having regard to Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

12. Works affecting any features likely to provide shelter (for example, rubble piles, piles of leaf litter, dense vegetation) will be avoided during the core hibernation period (November to February inclusive).
 - Vegetation to be removed shall be cut at a height of approx 6-7 inches and removed (note the need to ensure nesting birds are not affected).
 - The site shall then be carefully searched by hand by a suitably qualified ecologist immediately prior to a second cut of vegetation down to ground level. All heaped debris and any other habitat suitable for sheltering/hibernating hedgehogs and reptiles shall be uplifted carefully by hand and removed from the site.
 - Vegetation shall thereafter be kept at ground level until works commence.
 - Any hedgehogs, amphibians or reptiles (or any other wildlife) encountered shall be moved carefully to a safe area of suitable habitat, which will then remain undisturbed.
 - The duration of all ground works should be kept as short as possible and any excavations should be made in a phased order when required to minimise the time holes are exposed for.
 - Trenches and other excavations shall be backfilled or covered before nightfall, or a ramp placed in excavations to allow animals to easily exit. All excavations left open overnight shall be searched/checked every morning prior to commencement of works.

REASON: In the interests of species that may be present on the site, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

13. The development hereby permitted shall not be commenced unless and until a scheme for the highway works to Littlemoor has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the scheme shall include: the provision of a footway on the northern side of Littlemoor; the widening of Littlemoor to a minimum width of 5.5 metres; improvements to the southern side of Littlemoor to provide a footway; and the associated retention of all trees, along with a full specification of surface treatments, construction methods and associated boundary treatments and replacement landscaping. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

REASON: To deliver a sustainable form of development in the interests of highway and pedestrian safety and the safety of other users of the highway and to protect mature trees, having regard to Policies G1, ENV10 and T7 of

the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and Key Statement DS2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes) and the National Planning Policy Framework.

14. The development hereby permitted shall not be commenced unless and until details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of all glazing, verges, eaves, reveals and any extract vents have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the development unless otherwise agreed in writing by the local planning authority.

REASON: Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

15. Prior to the commencement of the development, a scheme for the provision of the off-site highway works comprising the provision of the pedestrian crossing on Whalley Road and the improvements to the bus stops shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in full in accordance with the approved details prior to the first occupation of the development unless otherwise agreed in writing by the local planning authority.

REASON: To facilitate access for pedestrians and encourage sustainable modes of travel in accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DMI2 and DMG3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

16. Prior to the first occupation of the development, full details of cycle parking provision for staff and visitors and motorcycle parking provision shall be submitted to and approved in writing by the local planning authority. The cycle and motorcycle parking shall be implemented prior to the first occupation of the development and retained thereafter at all times unless otherwise agreed in writing by the local planning authority.

REASON: To ensure adequate provision is made for the parking of cycles and motor cycles in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG3 and DMI2 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

17. No deliveries shall take place unless and until a service yard and deliveries management plan has been submitted to and approved in writing by the local planning authority. Servicing and deliveries shall thereafter take place in accordance with the agreed management plan at all times unless otherwise agreed in writing by the local planning authority.

REASON: To manage conflicts between customers and deliveries/servicing of the units and to safeguard the living conditions of occupiers of nearby dwellings, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

18. Prior to the first occupation of the development, full details of any external plant and associated acoustic enclosure/s shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details prior to first occupation of the development and shall thereafter be maintained in accordance with the manufacturers details at all times unless otherwise agreed in writing by the local planning authority. The noise rating level from external plant at each unit shall not exceed 32dB and the cumulative noise level from external plant shall not exceed 35dB at any time when measured at the nearest sensitive receptor/s.

REASON: To protect the amenity of the occupants of neighbouring properties in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

19. No development shall commence until a Framework Travel Plan has been submitted to and approved in writing by the local planning authority. Monitoring of the travel plan will require the applicant to enter into a legal agreement with Lancashire County Council prior to commencement of the development unless otherwise agreed in writing by the local planning authority. The provisions of the Framework Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority and all elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used, for a minimum period of at least 5 years.

REASON: To ensure that the development provides sustainable transport options in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

20. Prior to the first occupation of the development, a scheme for the provision of acoustic fencing, to include associated repair and maintenance, shall be submitted to and approved in writing by the local planning authority. The acoustic fencing shall be installed in accordance with the approved scheme prior to the first occupation of the development and shall thereafter be maintained in accordance with the approved scheme unless otherwise agreed Local Planning Authority. Site operations shall be managed to ensure that activity on the site does not exceed a cumulative noise level of 5dB above background levels at the nearest sensitive receptors. Noise measurements shall be undertaken by the applicant in consultation with the Council's Environmental Health department and should exceedence be

identified, appropriate mitigation to reduce cumulative noise levels at the nearest sensitive receptors shall be agreed in writing by the local planning authority and implemented in accordance with the approved details.

REASON: In the interests of visual and residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

21. No development shall commence unless and until a scheme for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the local planning authority and until the developer has purchased the requisite conservation credits as evidenced through submission of the issued Conservation Credit certificates. The offsetting scheme shall include:

- i) The identification of receptor site(s);
- ii) Details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance dated March 2012);
- iii) The provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and
- iv) A management and monitoring plan (to include for the provision and maintenance of the offsetting measures for not less than 25 years).

The offsetting shall be implemented in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

REASON: In order to offset impacts on biodiversity and to compensate for residual harm of development, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan, Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes) and the National Planning Policy Framework.

22. Unit 1 (discount food retail) shall not be open to the public outside the following hours: Monday to Saturday 08:00-21:00; Sundays and Bank Holidays 10:00-16:00.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

23. Servicing and deliveries to and from unit 1 (discount food retail) shall not take place other than between the hours of 07:00-21:00 Monday to Friday; 07:30-21:00 Saturdays and 09:30-17:00 on Sundays and Bank Holidays.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and

Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

24. Unit 2 (non-food retail) shall not be open to the public outside the following hours: Monday to Saturday 08:00-21:00; Sundays and Bank Holidays 10:00-16:00.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

25. Servicing and deliveries to and from unit 2 shall not take place other than between the hours of 07:00-19:00 Monday to Friday; 07:30-19:00 Saturdays and 09:30-17:00 on Sundays and Bank Holidays.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

26. No site works shall take place unless and until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and shall provide for:

- i. Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car;
- ii. The parking of vehicles of site operatives and visitors;
- iii. Loading, unloading and storage of plant and materials;
- iv. Wheel washing facilities;
- v. Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made);
- vi. Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level;
- vii. Measures to ensure that construction vehicles do not impede adjoining accesses;
- viii. The erection and maintenance of security hoardings;
- ix. Details of the storage of potential ground and water contaminants;
- x. A scheme for recycling/disposing of waste resulting from construction work; and
- xi. A scheme to control noise during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance and in the interests of highway safety in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policy DMG1 and

DMG3 of the draft Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

27. Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted) unit 1 shall not be occupied other than by a discount retailer for the sale of convenience food goods. The net retail floor space of unit 1 shall not exceed 1,140 square metres of which not more than 228 square metres shall be used for the sale of comparison goods. Notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floor space shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the local planning authority.

REASON: In the interests of highway safety and to protect the vitality and viability of Clitheroe Town Centre, having regard to Policies G1, T7 and S2 of the Ribble Valley Districtwide Local Plan and Policy DMR1 and Key Statement EC2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

28. Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted), unit 2 shall not be used for the sale of food and drink for human consumption and shall be restricted to the sale of pets, pet food and pet related products and services (including the provision of ancillary pet care and treatment services): DIY, building and gardening supplies; furniture; carpets; tiles and other floor and wall coverings; and electrical appliances. The net retail floor space of unit 2 shall not exceed 500 square metres and notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floor space shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the local planning authority.

REASON: In the interests of highway safety and to protect the vitality and viability of Clitheroe Town Centre, having regard to Policies G1, T7 and S2 of the Ribble Valley Districtwide Local Plan and Policy DMR1 and Key Statement EC2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

(Councillor Ranson was given permission to speak on this application. Mike Clarke spoke in favour of the application)

2. APPLICATION NO: 3/2014/0214/P (GRID REF: SD 364970 435294)
PROPOSED RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF WINDOWS AND INSERTION OF VELUX WINDOWS TO THE REAR OF THE PROPERTY AT 31 CHURCH STREET, RIBCHESTER

The Head of Planning Services reported a late item.

That planning permission be approved without condition.

(Mr Sandiford spoke in favour of the above application).

3. APPLICATION NO: 3/2014/0257/P (GRID REF: SD 377329 449543)
PROPOSED SINGLE STOREY EXTENSION TO THE KITCHEN WITH
ADDITIONAL ANCILLARY ACCOMMODATION IN THE ROOF SPACE, AND
RELOCATION OF "MEANS OF ESCAPE" STEPS AT HOLDEN CLOUGH
NURSERY, HOLDEN, BOLTON-BY-BOWLAND, BB7 4PF

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposed development as shown on drawing numbers 8004, 8005, 8006 and 8007.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. The rooms within the extension hereby submitted shall be used only for the purposes stated on drawing number 8006 and shall not be used for any other purposes (and, specifically, the extended area of the kitchen shall be used only for food preparation and shall not be used as a cooking area; and the first floor shall be used as a kitchenette dry food storage area and staff rest area) unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of the application and because the use of rooms for any other purposes could lead to circumstances that would be detrimental to the amenities of nearby residents or highway safety contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

4. The floor space within the existing building shall only be used for the purposes indicated on drawing number 8005 and shall not be used for any other purposes (specifically, no part of the shop or the existing kitchen shall be used as an additional dining area) unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of the application and because any increase in the area of the restaurant could lead to circumstances that would be detrimental to the amenities of nearby residents or highway safety contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy

DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

5. Other than those shown on the submitted drawings, no additional door or window openings (including roof lights) shall at any time be formed in the extension hereby permitted unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

6. Prior to the commencement of development on the kitchen extension hereby permitted, the applicant shall submit to the Local Planning Authority written details of measures that would result in the more efficient use of the existing parking spaces within the site of Holden Clough Nurseries and would thereby reduce the need for vehicles to be parked either on local roads or on other land that is outside the existing curtilage of the Nursery. These details could include a car park management plan. All measures that are subsequently approved in writing by the Local Planning Authority shall be put into operation prior to the first use of the kitchen extension hereby permitted; and, thereafter, shall remain in operation at all times when the business is open for operation.

REASON: In the interests of the amenities of nearby residents and highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

NOTE(S):

1. The applicant is advised that it is an offence to intentionally kill, injure or take bats, disturb bats or destroy or block access to their roosts and bat roosts are protected whether bats are present at the time or not. Appropriate care should therefore be taken in carrying out the development hereby permitted and in the event that any bats are found or disturbed during the development operations, all works shall cease until advice has been obtained from a licensed ecologist.
2. The Council's Environmental Health Officers advise the applicant of the need to comply with the current food safety legislation and they also advise that detailed plans of the new kitchen need to be sent to the Council's Environmental Health Section prior to the commencement of development.

(Councillor Ranson was given permission to speak on this item)

4. APPLICATION NO: 3/2014/0217/P (GRID REF: SD 364970 435294)
PROPOSED REPLACEMENT WINDOWS ON FRONT ELEVATION AT 31
CHURCH STREET, RIBCHESTER

The Head of Planning Services reported a late item.

Minded to Approve and Deferred and Delegated to Head of Planning Services.

(Mr Sandiford spoke in favour of the above application)

5. APPLICATION NO: 3/2013/0981/P (GRID REF: SD 375231 443018)
PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 20 DWELLINGS
(INCLUDING 6 UNITS OF SOCIAL HOUSING), 3 CLOSE-CARE APARTMENTS
AND A 60 BED CARE HOME (WITH ALL MATTERS RESERVED FOR
SUBSEQUENT APPROVAL) ON LAND AT CHATBURN ROAD, CLITHEREOE

The Head of Planning Services reported late items.

That the application be DEFERRED and DELEGATED to the Director of Community Services for outline approval following the satisfactory completion of a Legal Agreement within a period of 3 months from the date of this decision as outlined in the Section 106 Agreement sub-heading within this report and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access, layout, scale, appearance and landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

3. The development hereby permitted in outline relates to the erection of 20 dwellings, 3 close care apartments and a 60 bed care home. The application for reserved matters shall not exceed the stated number of dwellings, the stated number of close care units, or the stated number of bedrooms in the care home.

REASON: To define the scope of the permission and to ensure that the development complies with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

4. Any reserved matters application shall include a detailed arboricultural assessment/tree constraints plan that shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval. The details shall include a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres, and also the details of all hedgerows within the site and on its boundaries.

In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area - BS5837, 2012, Trees in Relation to Demolition, Design & Construction) must also be shown.

The details of each tree as required in accordance with BS5837 in a separate schedule, a schedule of tree works for all the trees, specifying those to be removed, pruning and other remedial or preventative work.

The details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area of any retained tree, including those on neighbouring ground.

The details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.

A statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure shall be included in the submitted details. This shall also include details of reinstatement and management of all existing hedgerows.

REASON: In order to ensure that the detailed layout of the development has been informed by the location and condition of existing trees and to ensure that trees of visual amenity value are given maximum physical protection from the adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME1 of the Ribble Valley Core Strategy Regulation 22

Submission Draft - Post Submission Version (including proposed main changes).

5. Any reserved matters application shall include details of provisions to be made for building dependent species of conservation concern, including artificial bird nesting boxes and artificial bat roosting sites.

The details shall specify the plot numbers of the dwellings upon which the provisions are to be made and shall identify the actual wall and roof elevations into which the provisions are to be incorporated (which should be north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats).

The provisions shall be provided in accordance with the approved details prior to the first occupation of the individual dwellings upon which they have been provided.

REASON: To protect the bird/bat population from damaging activities and reduce or remove the impact of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

6. Any reserved matters application shall include details of all proposed artificial external lighting. The details shall include the type, location, intensity and direction of all proposed lighting; and shall also include details of mitigation measures designed to reduce the impact of artificial lighting on protected species or species of conservation concern, identified and/or other named species.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of any protected species or species of conservation concern in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

7. Any removal of vegetation including trees and hedges associated with the development hereby permitted in outline shall be undertaken outside the nesting bird season (March - August inclusive). Any removal of vegetation out with the nesting bird season shall first be agreed by the Local Planning Authority and shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, and to protect the bird population from damaging activities and reduce or remove the impact of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

8. No part of the development hereby permitted in outline shall be commenced until a non-native species removal and disposal method statement has been submitted to and agreed in writing by the Local Planning Authority. The details of which shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

9. No part of the development hereby permitted in outline shall commence until a water vole and great crested newt survey has been carried out during the optimum period, and details of its findings, including all protection and mitigation measures for non-disturbance and protection of all streams and watercourses, has been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to ensure that the streams and watercourses are protected against spillage incidents and pollution that may arise during construction works.

REASON: To ensure that the development is not detrimental to the ecological wildlife value of the watercourse that crosses the site and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

10. The development hereby permitted in outline shall not be commenced until details of the landscaping of landscape buffers around habitat zones have been submitted to, and approved in writing by, the Local Planning Authority. The details shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, including details of any changes of level or landform and the types and details of all mammalian friendly fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of visual amenity and to ensure that the development provides appropriate habitat protection and mitigation measures and enhances biodiversity value in order to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and

DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

11. The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: P4558-Rev003 dated 5 July 2013) and the following mitigation be filled within the FRA:

- Limiting the surface water run-off from the site to a maximum of its 17l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off site.

The mitigation measures shall be fully implemented prior to occupation of any dwelling and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

12. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 1:100 year 6 hour critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall also include details of how the scheme shall be maintained and managed thereafter in perpetuity.

REASON: To prevent the risk of flooding both on and off site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

13. No development shall take place until a scheme for the provision and management of a minimum of 5m buffer zone alongside Pimlico watercourse has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing by the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision.

REASON: To protect and enhance the Pimlico watercourse as a wildlife corridor and key green infrastructure asset and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

14. Any reserved matters application shall include detailed plans for any footbridge that is proposed to be erected over the Pimlico watercourse.

REASON: In order to ensure the retention of a continuous buffer strip of broadly natural character, providing a corridor for the passage of wildlife and reduce of pollution from run-off, and in the interests of visual amenity and to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

15. The development hereby permitted in outline shall not be commenced until a scheme for the disposal of foul waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. Within the scheme, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development including the satisfactory treatment and disposal of foul drainage in order to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

16. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:

- i) Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car.
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in the construction of the development;
- v) the erection and maintenance of security fencing;
- vi) wheel washing facilities;
- vii) measures to control the emission of dust and dirt during construction; and
- viii) a scheme for recycling/disposing of waste resulting from construction works.

- ix) Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made).
- x) Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level.
- xi) Measures to ensure that construction vehicles do not impede adjoining accesses.

The approved construction method statement shall be adhered to throughout the entire period of construction works.

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

17. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Recommendations) of the Preliminary Risk Assessment Report by Thomas Consulting (ref. P4459-01-R1 dated October 2013) that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development. In the event that unforeseen problems arise during construction works, the Local Planning Authority shall be informed and shall advise in writing on any appropriate remediation/mitigation measures that the developer will be required to implement.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

18. No development shall begin until a details identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details prior to occupation of the development and thereafter retained in a condition commensurate with delivering the agreed level of energy generation.

REASON: In order to encourage renewable energy and to comply with the requirements of the National Planning Policy Framework.

19. Prior to the first occupation of the development hereby permitted in outline, the existing access on to Chatburn Road shall be physically and permanently

closed and the existing footway and kerbing of the vehicular crossing shall be reinstated with the Lancashire County Council Specification for Construction of Estate Roads.

REASON: To limit the number of access points to, and to maintain the proper construction of the highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

20. No part of the development hereby permitted in outline shall be commenced until all the highway works that facilitate construction traffic access have been constructed in accordance with a detailed scheme that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

21. No part of the development hereby permitted in outline shall be occupied until all the off-site highway works have been constructed in accordance with the scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works in the interest of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

22. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the proposed area of public open space on the north western part of the site, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when any such equipment will be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

NOTES

1. The development for which outline planning permission is hereby granted requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1908, Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore, before any access works are commenced, the applicant or developer is advised to contact Customer Services at highways@lancashire.gov.uk and on 0845 0530000.
2. As the application site immediately adjoins an operational railway line, Network Rail has advised that the applicant or developer should submit a method statement and risk assessment to Network Rail's Asset Protection Engineer for approval prior to any works commencing on site (email: assetprotectionlnw@networkrail.co.uk) Network Rail has also provided advice and guidance on matters relating to boundary fencing; encroachment on to railway land; scaffolding; drainage; excavation/earthworks in the vicinity of the railway; a 2m gap required between buildings on the site and the boundary fencing to the railway; and landscaping. The applicant or developer is therefore advised that it would be appropriate to consult Network Rail on these matters before the commencement of development, and ideally before the submission of any reserved matters planning applications (email: townplanninglnw@networkrail.co.uk).

In the event that the applicant's agent has expressed, on behalf of his client, that they are unwilling to pay an agreed financial contribution towards sustainable transport measures and without a detailed and independently assessed financial viability report that has been requested by Lancashire County Council, the recommendation is as follows:

(Mike Gee spoke in favour of the above application).

45 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

The following proposals have been determined by the Director of Community Services under delegated powers:

46 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0975/P	Variation of condition 4 of planning permission 3/2013/0059/P to read "No more than 31 holiday lodges (or their equivalent) shall be stationed at any one time on the site as outlined in red on drawing no Lee/04B/Dwg02 and no more than a total of 156 holiday lodges or	Rimington Caravan Park Cross Hill Lane Rimington
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	holiday static caravans shall be stationed at any one time on the total of the areas outlined in red and blue on drawing no Lee/04B/Dwg02. In addition to the permitted holiday lodges and holiday static caravans, touring caravans are permitted within the area outlined in blue subject to a restriction that the total number of units (lodges, static caravans and touring caravans) shall not at any one time exceed a maximum of 200 units"	
3/2013/1009/P	Erection of an agricultural building	Ghyll Seeds Farm Knotts Lane, Tosside
3/2014/0080/P	Construction of steel portal frame cubicle shed adjoining the existing dairy cow cubicles	Horton Grange Farm Horton-in-Craven
3/2014/0089/P	Single Storey rear extension. Part conversion of garage to create toilet	65 Moorland Road Langho
3/2014/0095/P	Erection of steel framed portal agricultural building as a dairy unit for 128 dairy cows	Sudells Farm Preston Road Alston
3/2014/0090/P	Demolition of the existing timber storage and workshop unit and replacement with double garage and store area	29 Church Street Ribchester
3/2014/0120/P	Timber garage, driveway and vehicular access to Crumpax Meadows	The Old Farmhouse Crumpax Avenue Longridge
3/2014/0125/P	Proposed alterations to increase the width of the existing site entrance (resubmission of application 3/2013/0704/P)	Salesbury Memorial Hall Ribchester Road Clayton-le-Dale
3/2014/0130/P	Erection of two storey side extension to form garage and bedroom above following demolition of existing garage	9 Coniston Close Longridge
3/2014/0140/P	Erection of attached car port between High Lea Barn and High Lea Cottage	High Lea Barn Whins Lane Simonstone
3/2014/0157/P	Discharge of condition no 3 of planning approval 3/2013/0926/P	Church Gates 14 Sawley Road Chatburn
3/2014/0161/P	Two storey porch at the front	Cob House Green Lane, Grindleton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0165/P	Single storey extension and retrospective consent for use of land as Car Park	Myerscough Veterinary Group, Myerscough House, Longsight Road Clayton-le-Dale
3/2014/0166/P	Single storey rear extension	19 Paris Ramsgreave
3/2014/0167/P	New pitched roof and stone cladding to existing double garage	Brooklands 9 Pendle Road Clitheroe
3/2014/0168/P	Proposed single storey rear extension and ramp to front for disabled person	147 Henthorn Road Clitheroe
3/2014/0169/P	Discharge of conditions relating to roof materials, walling materials and tree protection issues	Thistle Manor Edisford Road Clitheroe
3/2014/0170/P	Erection of 27.4m x 5.6m lean-to extension to existing 42.7m x 15.2m silage building, to house 24 cattle cubicles	Hen Gill Farm Hellifield Road Bolton-by-Bowland
3/2014/0176/P	Proposed erection of a polytunnel and erection of a mess room/ office/ store	Oak Tree Nurseries Oak Tree House Settle Road Bolton by Bowland
3/2014/0177/P	Construction of single storey wash room	Waddow Hall Girl Guide Camp, Waddow Hall Waddington Road Waddington
3/2014/0182/P & 3/2014/0264/P	Discharge of condition 3 – Landscaping, for planning application and listed building consent for formation of car park	Eaves Hall Moor Lane West Bradford
3/2014/0184/P	Discharge of Condition No.3 (precise specifications of samples of walling and roofing materials and details of any surface materials to be used etc) of planning consent 3/2013/0345/P	18 Ribblesdale Road Ribchester
3/2014/0193/P	Non-material amendment to planning consent 3/2011/0580/P to relocate a fish ladder and increase the width of a turbine building by approximately 900mm and length of the building by 400mm with double doors on the front elevation moved slightly off centre by 1m	Hole House Farm Bridge End Billington
3/2014/0207/P	Proposed change of use from dwellinghouse to bed and breakfast accommodation	58 West View Clitheroe Road Waddington

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	
3/2014/0209/P	Replacement of defective decorative windows at the west elevation with upgraded like for like appearance windows, essential repairs to stone window mullions and surrounds and replacement of exiting access ramp to north west porch with wheelchair access, platform lift alongside a new flight of steps	United Church Castlegate Clitheroe	Reformed
3/2014/0212/P	Proposed stable and tack room	New Chapel House Preston Road Longridge	
3/2014/0218/P	Discharge of condition no 3 – additional car parking to be marked on plan, no 4 – site desk study, no 5 – landscaping layouts and details, no 6 – external materials of planning permission 3/2013/0715/P	Belman Mill Salthill Clitheroe	
3/2014/0219/P	Single storey front shower room extension	101 Ribchester Road Salesbury	
3/2014/0221/P	Proposed new double garage	Kellets Farm Greenmoor Lane Knowle Green	
3/2014/0231/P (LBC)	Repairs to chimney flashings, refixing loose slates, repairs to the front door step due to the level of Lowergate being raised, cleaning out gutters, replacing 2 no broken pieces of glass in the kitchen window, removal of 2 No modern fireplaces, replacement of a modern bathroom suite, installation of a kitchen, installation of central heating, plaster repairs following removal of modern wallpapers, redecoration of the property. Installation of a fan in the utility room as there is a fixed window, terminating with a terracotta coloured vent. Central heating is to be a wall mounted boiler in the utility room at the rear with the flue being taken out through the gable wall. Raising the level of the modern guard rail to the stairs to comply with building regulations. Installing quilt loft insulation to the	Dower House 41 Lowergate Clitheroe	
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	flat parts of the ceiling and insulated plasterboard to the sloping sections	
3/2014/0244/P	Amendment to planning permission 3/2012/0357/P involving the relocation of the proposed entrance door	Memorial Hall Castlegate Clitheroe
3/2014/0247/P	Application to discharge Condition No.3 (Materials) of planning consent 3/2013/0528	Mitchell Street Clitheroe
3/2014/0253/P	Demolition of existing car port and erection of single storey side extension and erection of first floor extension over the existing garage and proposed rear extension. Raise the roof of the existing dwelling and build walls up to full height	24 Fairfield Drive Clitheroe
3/2014/0255/P	Demolition of existing attached garage and erection of single storey extension to rear	24 Moorfield Whalley
3/2014/0269/P	First floor bedroom extension	240 Preston Road Alston, Longridge
3/2014/0313/P	Non material amendment to planning permission 3/2013/0747/P comprising a change of house type to plot 1 from Sherbourne to Maidstone and minor changes to the roof on the Sherbourne house type	Land off Whalley Road Billington
2/2014/0328/P	Application to discharge condition no 6 of planning permission 3/2013/0738/P	11 Whinney Lane Langho
3/2014/0382/P	Non-material amendment to application 3/2014/0154/P with a reduction of a building from 3 storey to 2 storey an amendment of finished ground floor level from 76AOD to 77AOD resulting in a reduced ridge height. Number of bedrooms reduced from 10 to 8	Northcote Manor Northcote Road Langho
3/2014/1152/P	Demolition of two red-brick farm buildings and replacement with steel portal frame buildings to provide more adequate housing facilities for dairy cattle and milking equipment	Horton Grange Farm Horton

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0448/P	Proposed poultry unit	Oakfield Longsight Road Clayton-le-Dale	G1/ DMG1 - It would result in conditions that would have a seriously detrimental impact on the amenity of local residents and businesses by virtue of noise, odour and dust nuisance. ENV7, ENV13/ DME1 and DME3 - The application presents insufficient information to demonstrate that there would not be a detrimental impact on biodiversity and the trees and hedgerow on the site. Policy G1/ DMG1 - Inadequate information has been submitted to satisfy the LPA that the proposal is acceptable in terms of access, visibility splays, on site turning facilities and vehicle movements.
3/2014/0060/P	Change of use from offices to Children's Nursery	West Lodge Park Road Gisburn	Harmful to setting, significance, character and appearance of listed buildings, Gisburn Conservation Area and Gisburne Park historic park and garden because of incongruity, visual intrusiveness and conspicuousness of proposed outbuildings, structures and fencing and noise emission compromising the site's intrinsic tranquillity. NPPF

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			Paragraph 17, 131, 132 and 123, Local Plan ENV19, ENV21, ENV16 and G1 and Core Strategy DME4 and DMG1.
3/2014/0115/P	Variation of condition 2 of planning permission 3/2009/0334/P to allow the garage to be used as a gym for personal use	Blue Trees Copster Green	Policies G1 and DMG1 – Intensification of use of a residential curtilage to the detriment of the amenities of nearby residents and the character of the locality.
3/2014/0116/P	Variation of condition 2 of planning permission 3/2009/0334/P to allow the garage to be used as an annex and a gym for personal use	Blue Trees Copster Green	Policies G1 and DMG1 – Intensification of use of a residential curtilage to the detriment of the amenities of nearby residents and the character of the locality.
3/2014/0129/P	Demolition of external garage and construction of one residential bungalow	54 Whalley Road Sabden	Policy G1 – Harmful to residential amenity. Policies G1 and DME6 – Flood Zone 3 development.
3/2014/0195/P	Retrospective application for 1800mm high fence around the side and rear garden adjacent to public footpath	98 Durham Road Wilpshire	Policy G1/ DMG1 – visual amenity and NPPF poor design.
3/2014/0222/P	Single storey extension to side of bungalow to provide dining room and extend kitchen	1 Scott Avenue Simonstone	G1, H10, SPG/ DMG1 and DMH5 - Overbearing, oppressive, and loss of outlook – detrimental to residential amenity.

48 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0232/P	Proposed erection of new building for business purposes associated with use of live/work unit for Mr Charles Hughes – observations to Craven District Council	Stepping Stones Forest Becks Brow Wigglesworth

49 PROPOSED LARGER HOME EXTENSION NOTIFICATION WHERE PRIOR APPROVAL WILL **NOT** BE NECESSARY.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0159/P	Single storey extension to rear to replace existing conservatory extending beyond the rear wall of the original dwelling 5.17m built to a maximum height of 3.48m and an eaves height of 2.6m	5 The Woodlands Brockhall Village Old Langho

50 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0210/P	Proposed portal frame agricultural building for livestock	Steelands Farm Grindleton

51 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0243/P	Extension to existing agricultural building to form covered silage store	New Laithe Farm Settle Road Bolton-by-Bowland

52 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0389/P	Single detached full open market dwelling on land at Spread Eagle Farm, Barrow	Spread Eagle Farm Clitheroe Road, Barrow
3/2013/0394/P	Demolition of the Moorcock Inn, Slaidburn Road, Waddington and erection of three detached dwellings, three detached double garages with annex accommodation over and garden/landscaped areas	Moorcock Inn Slaidburn Road Waddington

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0841/P	Outline application for four dwellings	Land adjacent The Dene Hurst Green
3/2013/1052/P	Reserved matters application for appearance, landscaping layout and scale for the erection of one dwelling following demolition of outbuilding	Land adjacent Whitcroft Kayley Lane, Chatburn
3/2014/0009/P	Demolition of existing garage and erection of 2 bed house in vacancy garden area – resubmission	Vacant garden area at 10 Fairsnape Avenue Longridge
3/2014/0039/P	Two detached dwellings and associated garaging	Land adjacent barn Billington
3/2014/0056/P	15 affordable dwellings to meet local needs	Land off Parsonage Avenue Ribchester
3/2014/0103/P	Renewal of consent 11/0093	Depot – land off Dixon Road Longridge
3/2014/0136/P	Erection of single retail unit including parking and improvement to existing access	Land adjacent Myerscough Smithy Road Mellor Brook
3/2014/0171/P	Raising of wall plate to facilitate attic conversion, demolition of single storey flat roof extension and erection of new building dwelling	128 Whalley Road Langho
3/2014/0174/P	Conversion of barn to three dwellings with detached garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant	Little Dudlands Farm Rimington Lane Rimington
3/2014/0239/P	3 detached residential dwellings	Land off Highfield Drive Longridge
3/2014/0248/P	Formation of new office adjacent main entrance at location of previously refurbished staff toilets, creation of new head teachers office and chaplaincy	Brennands Endowed Primary School Slaidburn
3/2014/0252/P	Two storey extension	Happy Cottage Lovely Hall Lane Salesbury
3/2014/0256/P	Proposed conversion of agricultural barn to holiday let and for tourism activities	Duddle House Farm Clitheroe Road, Dutton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0260/P	Demolition of attached garage and rear porch area to create the space for a single storey rear extension and detached annex	77 Mitton Road Whalley
3/2014/0267/P	Creation of vehicular access	14 Nowell Grove Read
3/2014/0270/P	Proposed detached dwelling within the curtilage of Glenburn	Glenburn Whalley Road Billington
3/2014/0317/P	Siting of new LPG tank/protective fencing within demise of the White Bull's car park	White Bull Hotel Main Street, Gisburn

53 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	Protracted negotiations ongoing
3/2013/0737	Hansons Garden Centre Whalley Road Barrow	13/2/14	43	With Applicants Solicitor
3/2013/0771	Land off Middle Lodge Road Barrow	13/2/14	102	With Applicants Solicitor for signature
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With Agent
3/2013/0691	Elmridge Farm Elmridge Lane Chipping	13/2/14	4	With Applicants Solicitor
3/2013/0440	Land R/O Pendle Street East Sabden	10/4/14	17	With Agent
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2013/0747	Land at Whalley Road Billington	7/11/13	20 weeks	56	28/3/14
3/2012/0379	Primrose Mill Woone Lane Clitheroe	16/8/12	85 weeks	14	3/4/14
3/2012/0942	Land at Higher Standen Farm & part Littlemoor Farm Clitheroe	12/12/13	18 weeks	1040	17/4/14
3/2013/0161	Strawberry Fields Main Street Gisburn	7/11/13	26 weeks	11	8/5/14

54 APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	11/09/13 (up to 2 days)	Appeal Allowed 20/02/14 Partial costs awarded to appellant
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road, Barrow	changed to Hearing	05/11/13 2 days	Appeal Allowed 22/04/14
3/2013/0447 R	21/10/13	Bleak House, Kemple End, Stonyhurst	WR		Appeal dismissed 06/02/14
3/2013/0378 R	09/12/13	1 2 and 3 Greendale View, Grindleton	WR		Awaiting decision
3/2013/0909 R	02/01/14	9 Manor Road, Whalley	HH		Appeal dismissed 3/02/14
3/2013/0703 R	07/01/14	Goose Chase Preston Road, Ribchester	HH		Appeal dismissed 10/02/14
3/2013/0793 R	07/01/14	Great Mitton Hall Mitton Road Mitton	HH		Appeal allowed 06/02/14

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/0578 R	06/02/14	Wolfen Hall Chipping	LB		Awaiting decision
3/2013/1013 R	20/02/14	Neddy Barn Billington	HH		Appeal allowed 31/03/14
3/2013/0848 Condition	20/02/14	7 Church Close Mellor	WR		Awaiting decision
3/2013/0201 R	14/04/14	129 Whalley Road Sabden	HH		Awaiting decision
3/2014/0064 R	16/04/14	14 Green Park Whalley	HH		Awaiting decision
3/2013/1060 R	23/04/14	70a Downham Road Chatburn	HH		Awaiting decision
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing		Statement due 10th June
3/2013/1048 R	07/05/14	Holmes Cottage Clitheroe	HH		Awaiting decision

55 CAPITAL OUTTURN 2013/2014

Committee received a report which reviewed the final outturn of the Capital Programme for 2013/2014 for this Committee. The report outlined that the capital scheme for the purchase of an upgrade of the MVM software was now complete.

RESOLVED: That the report be noted.

56 BOLTON-BY-BOWLAND/GISBURN FOREST NEIGHBOURHOOD PLAN

Committee were asked to agree the designation of the area and appropriate body to prepare a Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan. Committee were informed that under the Localism Act 2011 new powers had been introduced for people to make Neighbourhood Plans and Neighbourhood Planning Orders.

Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council had taken the lead on the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan as the appropriate body and submitted an application for the designation of a plan area to the Council.

Committee were informed of the five key stages to neighbourhood planning which were stage 1 – defining the neighbourhood; stage 2 – preparing the plan; stage 3 – independent checks; stage 4 – community referendum; and stage 5 – legal force.

Committee were reminded that there were a number of statutory duties that the Council were required to undertake as part of the process but in broad terms the Borough Council would provide assistance, an examination process and arranging a referendum. The Council's duty to support would be limited to technical advice and overview of procedures and issues, background data/evidence and comment on the draft proposals.

The Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council had led on the neighbourhood Plan as the relevant appropriate body and at its meeting on 4 November 2013, had authorised a steering group to advance the neighbourhood plan and they proposed a designation of a plan to the Ribble Valley Borough Council on the 3 February 2014 covering the area consisting of Bolton-by-Bowland and Gisburn Forest wards. The proposal was published and comments invited back to the Borough Council with a closing date of 11 April 2014.

RESOLVED: That Committee endorse the Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council as the appropriate body to prepare a Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan and agree to designate a proposed area set out in the Parish Council's application for the purposes of preparing a Neighbourhood Plan.

57 **OBSERVATIONS TO PRESTON CITY COUNCIL – OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 190 DWELLINGS WITH ASSOCIATED WORKS**

Committee were asked to consider the Council's consultation response to an outline planning application submitted by Preston City Council for a proposed major residential development comprising 190 dwellings with associated works on land to the south of Inglewhite Road, Longridge.

Members had considered post hearing modifications to the Core Strategy at its special meeting on 8 May 2014 where Members had agreed to endorse the proposed modifications. Those of relevance to this report are the increased housing requirement of 280 dwellings per year and the Longridge adjustment – reducing the housing requirements for Longridge by 200 to be redistributed to 9 other identified settlements in the borough. The Council had received a planning consultation letter from Preston City Council relating to a site adjacent to the borough boundary to the west of Longridge. Officers had advised Preston City Council that the matter would be considered by Members as part of tonight's agenda. Preston City Council were requesting this Council's formal response to be received by 30 May 2014.

Planning application 06/2014/0248 was an outline application with access only for residential development of 8.04 hectares on land to provide up to 190 dwellings with new highway access from Inglewhite Road, public open space, internal access road plus landscaping and associated infrastructure. The planning application for the phase 2 development was likely to be considered by Preston City Council in June 2014. It would therefore appear that the principle of the proposed development would not conflict with Preston City Council's Core Strategy or the draft site allocations DPD.

Members then discussed this matter in some detail and expressed their concern over this particular consultation and its potential impact on the town of Longridge. In particular concern was expressed on the traffic management impact that these proposals would inevitably have.

RESOLVED: That Committee advise Preston City Council that Ribble Valley Borough Council raise no objections to the principle of the proposed development but express concern regarding the implications this proposal would have on the infrastructure facilities within Longridge. Concern is expressed that the proposal and other approved developments would have a cumulative impact on traffic congestion and highway safety and that this approval would lead to pressures on infrastructure services such as schools, doctors surgeries and other community facilities.

58 CONFIRMATION OF ARTICLE 4 DIRECTION AT 30/31 CHURCH STREET, RIBCHESTER

(Mrs Sandiford spoke under public participation on this agenda item)

Committee were asked to confirm the immediate Article 4 Direction applying to 30/31 Church Street, Ribchester. The Direction withdrew some permitted development rights from two prominently sited unlisted buildings within the Ribchester Conservation Area.

Committee were reminded that the Article 4 Direction had come into force on 28 January 2014 and related to the following:

The enlargement, improvement or other alteration of a dwellinghouse being development comprised within Class A of Part 1 of Schedule 2 of the said Order and not being developed comprised with any other Class.

Any other alteration to the roof of a dwellinghouse being development comprised within Class C of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse being development comprised within Class G of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse being development comprised within Class H of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

The painting of the exterior of any building or work being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

The statutory public consultation and notice had been undertaken and a number of letters had been received in relation to the proposed Article 4 Direction objecting to that.

Members then discussed the application in some detail.

RESOLVED: That Committee agree to withdraw the Article 4 Direction in respect of these permitted development restrictions relating to 30 and 31 Church Street, Ribchester.

59 LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

Committee received information on the Annual Monitoring Report. This report gave details of the following:

- Districtwide Local Plan performance
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance
- LDS progress
- Local Development Scheme (LDS)
- Update on LDS evidence based documents
- Annual Monitoring Review scope

RESOLVED: That the report be noted.

60 HOUSING LAND AVAILABILITY

Committee were informed of the housing supply position as at 31 March 2014 which could be summarised as follows:

	<u>No. dwellings</u>
• Units with full planning permission – not started	340
• Units with outline planning permission – not started	1164
• Sites commenced, units remaining but not started	314
• Units under construction	332
• Conversions - not started	89
• Conversions - under construction	49
• Affordable Housing Sites (not started)	587
TOTAL	2875

RESOLVED: That the report be noted.

61

REPRESENTATIVES ON OUTSIDE BODIES 2014/2015

Committee were informed of their appointments of representatives on outside bodies which were as follows:

Groundwork Pennine Lancashire Trust

Cllr Terry Hill

Forest of Bowland (Area of Outstanding Natural Beauty) Advisory Committee

Cllr Rosie Elms

RESOLVED: That the report be noted.

The meeting closed at 8.39pm.

If you have any queries on these minutes please contact John Heap (414461).